

+OWNERSHIP 1014164 2024 3/27/2024
 WILLIAMS TRACY ANN ETALS C/O
 CHARLES HOLLEY & JUSTINE CULHA
 605 DARDEN DR
 KINSTON NC 28504
 DEED: 1928 860

PROPERTY DESCRIPTION
 605 DARDEN DR
 605 DARDEN DR

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO
 452413243367 1
 RECORD NUMBER: 18051
 ROUTE 13024000
 LISTER: LNLHOLLO 3212024
 REVIEW: LH 3212024

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TOPO STREET UTILITY ZONING .910 ACRES NBHD
 RA6 0200

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	2A LOT	1.25LT	12000		1.00	1.00	12000 15000

LAND VALUE: 15000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	2500
62	50CCL-FENCE	1* 1	10.12			1	1.00	.01	750

OTHER VALUE: 3250

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL	VINYL	FWA/CAC		'WALL	
				3 BDRM	2.00LFUF

RES - IMP D AYB 1978 EYB
 DIMENSIONS: A-DU33DR36DD12DD17DL17DD4DL19 B-MR19DU4DR17DD4DL17 C-MR19MR17DU21DR16DD21DL16 D-MR36MU21DU12DR16D
 D12DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY =	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1120	1.00	79.84	.8494		67.816	1120	1.00	75953				
	0112 FWA/CAC			2.00			2.000	1120		2240				
	0102 VINYL							1120						
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	68	1.00	31.91	.7271		23.201	68	1.00	1577				
C	01 SINGLE F	336	1.00	79.84	.8494		67.816	336	1.00	22786				
	0112 FWA/CAC			2.00			2.000	336		672				
	0102 VINYL							336						
D	81 PORCH	192	1.00	31.91	.6658		21.245	192	1.00	4079				
	HSF:			1456.00			%COMP: 100			113307	.86	97444	-.39-	= 60927
	MKT			102.50			STRUCTURE VALUE:			66.92	OGRCN/HSF	41.84	FMV/HSF	60927

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TOPO	STREET	UTILITY	ZONING	.910 ACRES		NBHD	
			RA6			0200	
NOTES:							
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%*	=LND-VALUE
LAND VALUE:							15000
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
1							
8							
OTHER VALUE:							3250
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - RESIDENTIAL - STD		
SLAB	VINYL	HEATPUMP	COMPSHNG	1.00STHT 8'WALL 1 BDRM	2.00LFUF		

RES - IMP D AYB 1998 EYB
 DIMENSIONS: A-DU24DR38DD24DL38 B-MR38DU6DR5DD6DL5 C-MR14DD18DR24DU18DL24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	912	1.00	79.84	.9217	.96	70.644	912	1.00	64427				
	0110 HEATPUMP			2.00			2.000	912		1824				
	0102 VINYL							912						
	1.00 FULL BTH			3000.00			3000.000			3000				
B	81 PORCH	30	1.00	31.91	.8101		25.850	30	1.00	775				
C	75 GAR FINF	432		29.97	.7958		23.850	432		10303				
HSF: 912.00 %COMP: 100										80329	.86	69082 - .19-	=	57355
MKT 102.50 STRUCTURE VALUE:										75.74	QGRCN/HSF	62.88	FMV/HSF	57355

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	WD		16483LV/AC
OTHERFEAT	3250	3250	100%	09152021		
STRUCTURE	118282	101187	116%	1928-860		TV/HSF
TOTAL	136532	119437	114%	140000	0097%	SP/HSF
						APPRAISED-VALUE: 136532